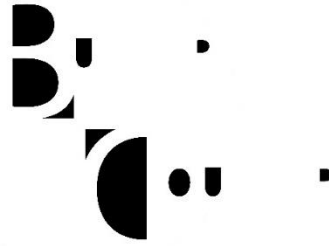


DESIGN & ACCESS STATEMENT



BULMER + COUNTER ARCHITECTS

e: hello@bulmerandcounter.co.uk

SITE ADDRESS

19 Orchard Drive
Chorleywood
Hertfordshire
WD3 5QN

1.0 PROJECT

1.1 This is a Householder planning application which is exactly the same in content as an earlier application (permitted, reference 21/2630/FUL), with the exception of the proposed roof form and removal of a chimney.

Accordingly, this document is based on the Design and Access Statement for that application. For the sake of clarity and ease of reading, amendments are highlighted in italics.

1.2 This is a Householder planning application for a part single-storey, part two-storey rear extension; *loft conversion including alteration of roof form and front*, side and rear rooflights; single-storey side extension following demolition of an existing outbuilding; front porch; *removal of a chimney*; and alterations to frontage including widening of existing vehicular access. The property is a detached family dwelling.

2.0 CONTEXT – PHYSICAL & PLANNING

2.1 The property is located on the east side of Orchard Drive, which is towards the north of Chorleywood.

2.2 Properties on Orchard Drive vary in size and style, but they are uniformly detached. The majority are built comparatively close to side boundaries. Quite a number have been substantially increased in size in recent years, in particular three properties opposite, as shown in images 2 and 3 below.

2.3 There is a quite significant level change between the property and its neighbours, No. 17 to the south (lower) and No. 21 to the north (higher).

2.4 The property is not located within a Conservation Area or the Green Belt.

2.5 The original date of construction is unknown, but likely to be in the 1940's. An application for garage and store outbuilding appears to have been lodged in 1949 (reference AM/591/49).

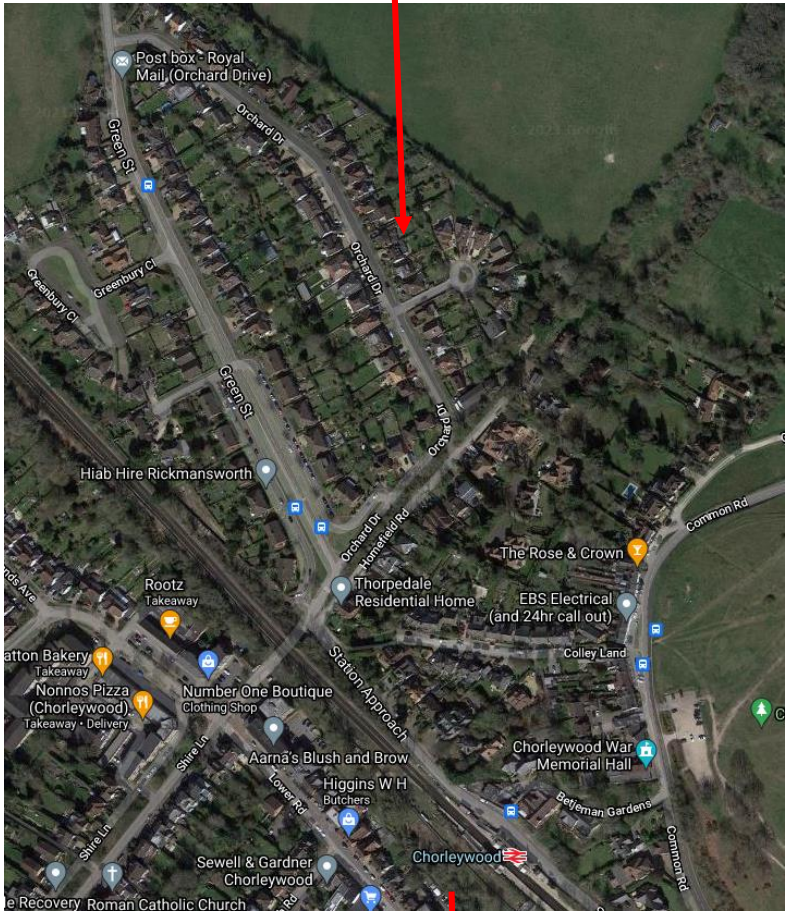
2.6 A single storey rear extension was permitted in March 1995 (reference 95/0198).

2.7 *Permission was granted 4 February 2022 for part single-storey, part two-storey rear extension; loft conversion including rear dormer and front rooflight; single-storey side extension following demolition of an existing outbuilding; front porch; and alterations to frontage including widening of existing vehicular access. (Application reference 21/2630/FUL)*

2.8 *An application was lodged in March 2022 for exactly the same content as this application, under an Application for Removal or Variation of a Condition following Grant of Planning Permission (reference 22/0383/FUL). The LPA advised during the term of the application that the process adopted was inappropriate, in view of the proposed variation going beyond the scope of the original proposed description. Accordingly, that application has recently been withdrawn and this application is now being submitted instead.*

2.9 The images below illustrate the existing property and its context:





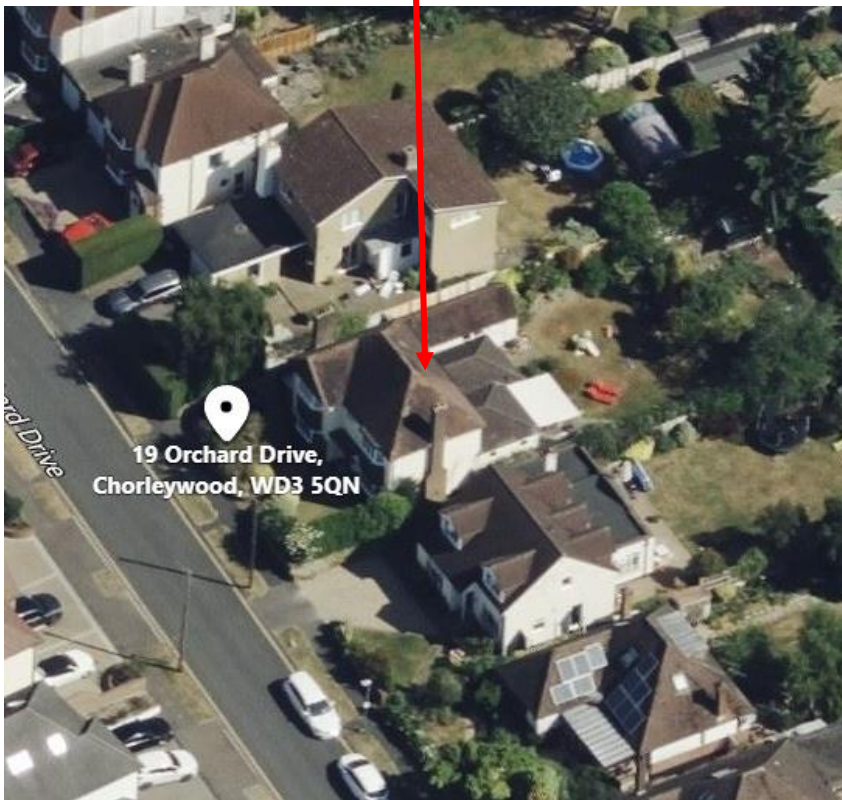
1. Aerial map



2. Aerial View

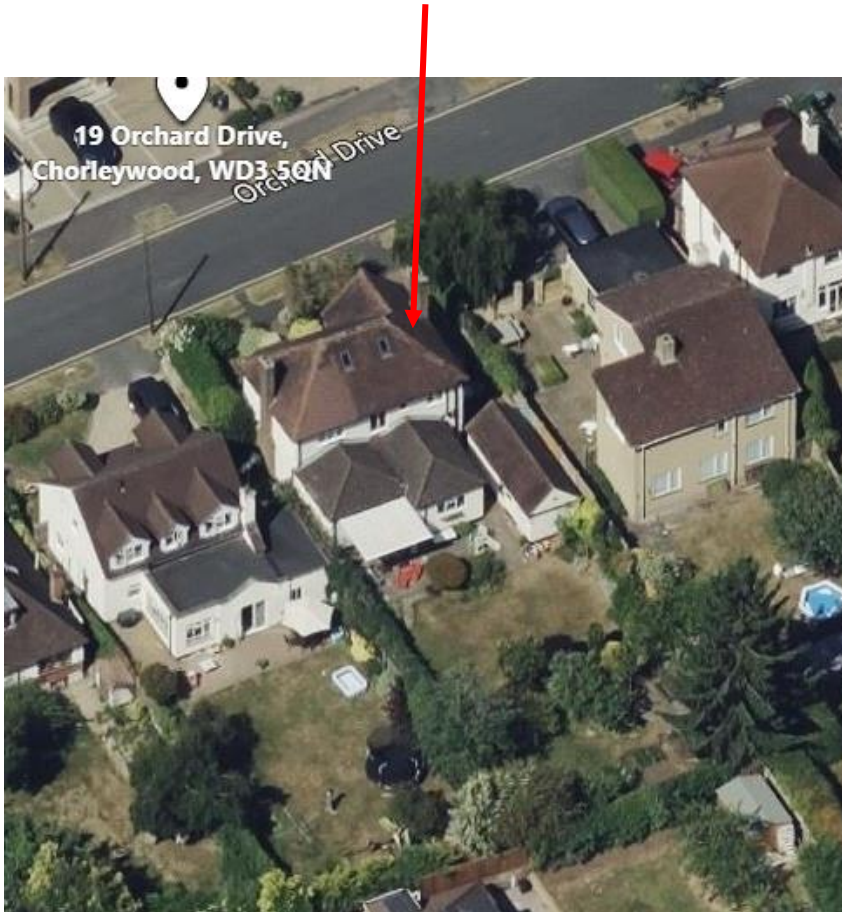


3. Aerial View

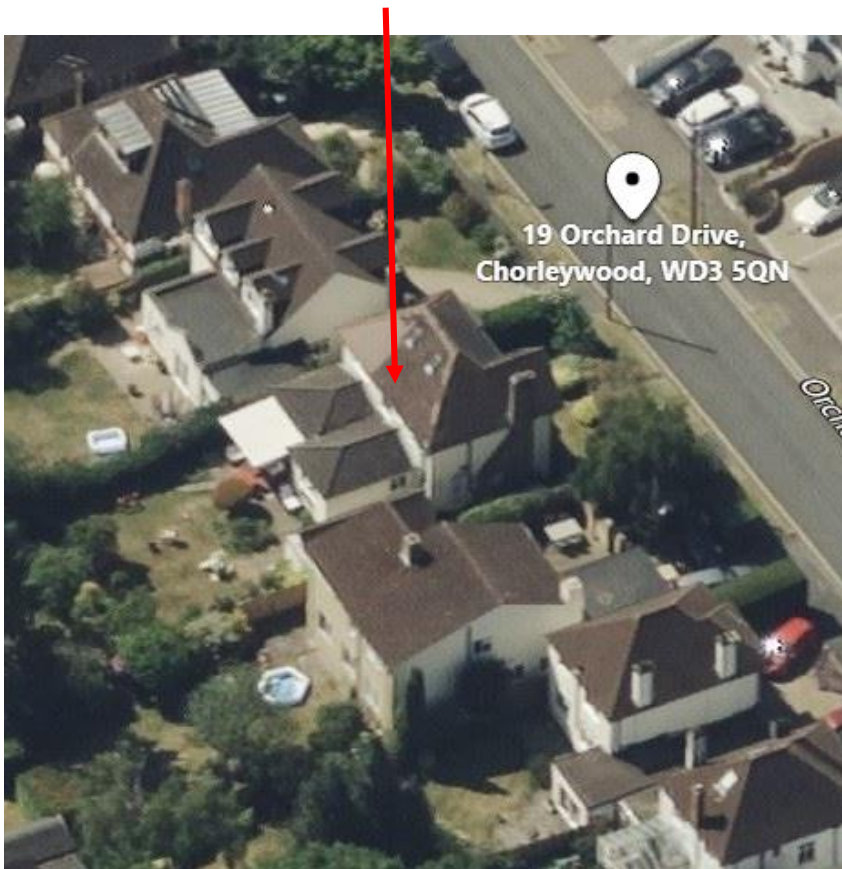


4. Aerial view from South-west





5. Aerial view from South-East



6. Aerial view from North-east



7. Aerial view from North-west



8. Frontage (no. 17 to right)



9. View of rear

3.0 THE PROPOSED WORK

The proposed work consists of a single storey side extension, part first floor part two-storey rear extension and a loft conversion *including rearward extension of the existing roof profile*, following demolition of an existing outbuilding.

Various internal alterations would improve the space and functionality of the interior.

A widened dropped kerb is also included within the application.

3.1 GENERAL FORM:

~ Ground Floor:

The proposed ground floor work consists of enlarged kitchen/dining/family living space to the rear, together with a larger utility/boot room and storage to the north side.

The proposed rear wall line corresponds with the existing rear wall of the kitchen, with the exception of a small covered area which projects to the existing rear wall line of the outbuilding which is to be demolished. (This covered area is referred to in further detail below).

The kitchen area, a part of the utility/boot room and the store to the frontage would be within a single-storey lean-to addition.

A lean-to pitched roof is proposed above the space, for the sake of continuity of roof pitch, material and character.

The existing garage-outbuilding, to be demolished, is not used for the parking of vehicles, being too narrow and is currently used solely as a general storage building.

~ First Floor:

The existing house has four bedrooms, two of which are comparatively small, together with a family bathroom. The proposal retains four bedrooms but seeks to improve the overall usability through enlargement, together with the addition of two en-suite bathrooms.



The proposed rear wall at first floor level would correspond with the ground floor.

~ Second Floor:

The property currently has a loft which is quite substantial, but which is used only for light storage.

A loft conversion is proposed, in order to provide a study space, for use when working from home and by the family as a whole.

It is proposed that the existing roof should be extruded across the rear extension, utilising a central crown roof. The eaves and ridge heights would remain as existing.

~ Appearance:

The proposals seek to create an aesthetically pleasing design which preserves the character of the property and of Orchard Drive.

The property would remain largely unchanged as seen from the frontage, with the exception of modification of the existing front door canopy to a pitched tiled open porch roof, together with the addition of the pitched lean-to roof of the single-storey addition to the north side.

~ Front Garden and Driveway:

The front driveway will be altered to reflect a slightly wider crossover, enabling three cars to park within the curtilage.

3.2 SCALE:

The proposed extensions are dimensioned in order to fulfil their practical purposes at the same time as being no larger than necessary.

The extensions have been designed with consideration of 45-degree line policy – see extract from drawing below:

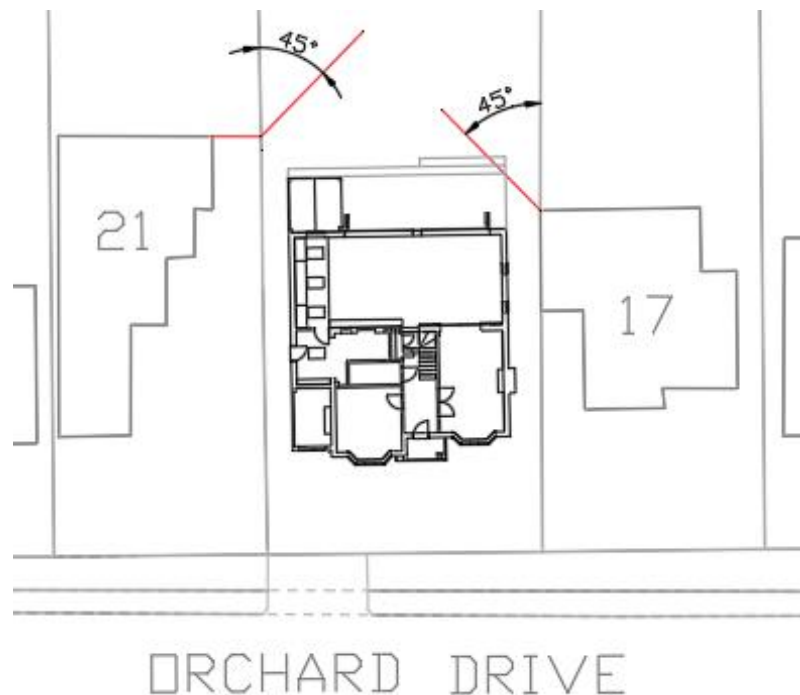


Fig 1. Rear extensions are set well within 45-degree lines projected from shared boundaries.

3.3 MATERIALS:

Proposed materials will be traditional in appearance and of a high quality. The materials would be as follows:

- Walls: Render to match existing and clay hanging tiles
- Roof: Clay tiles to match existing

3.4 PARKING:

The proposed driveway would accommodate three cars when required.

3.5 STREETScape:

The proposal would have a minimal impact upon the streetscape, and would sit comfortably within the existing eclectic street-scene.

4.0 DESIGN STATEMENT & REFERENCE TO PLANNING POLICY:

The proposals seek to comply with National and Council's Policy for residential development.

The proposals seek to respect the original design of the building.

The proposed additions seek to be in keeping with the existing character, forms and materials.

With respect to relevant planning policy (TRDC Local Plan DMP LDD adopted July 2013; Appendix 2: Design Criteria):

1. Privacy:

a) There are no buildings immediately to the rear (north-east). The nearest property set tangentially to the rear – 1 Orchard Close – is separated by approximately 24.5 metres (building) and its garden by 21.0 metres.

b) A proportion of private garden abutting the dwelling which would not be visible from gardens or ground floor habitable rooms of adjoining properties would be maintained. The same would apply in respect of private zones belonging to neighbours.

Given the relative positions of neighbouring properties and gardens – in particular No. 21 uphill (northwards) - this privacy is further ensured by the provision of the covered area referred to above (3.1. 'Ground floor').

The covered area would provide visual screening at the same time as providing a pleasing inside-outside space.

If the covered veranda did not exist, it might be possible for neighbours (No. 21) to obtain a direct view of the private area abutting the dwelling, partly due to existing side-facing windows and partly due to an elevated comparative position.

c) The proposal does not incorporate any balconies or first floor conservatories.

d) There are some mature shrubs and hedges within the vicinity of the rear extension, which need not be affected by the proposals.

e) No windows to first floor habitable rooms are proposed within side-facing flank walls.

Side facing windows would serve bathrooms, would be obscure-glazed and would be non-opening below 1.7m from internal floor level.

Pre-application consultation with immediate neighbours led to modification of earlier proposals:

- A window has been added into the proposed utility room in lieu of a rooflight;
- A rooflight has been removed from the north-facing slope of the loft roof;
- Blackout blinds have been added to rooflights and side-facing windows for use during hours of darkness.

The modifications have been carried out in order to enhance real and perceived privacy, as well as to reduce risk of light disturbance.

2. Prospect:

Not applicable

3. Amenity Space/Garden Space:

a-c) The amenity space following extension to the rear of the property would be 340 square metres, with a depth of 22.0m; considerably in excess of the indicative required level for the resultant 4-5 bedroom dwelling.

4. Extensions to Properties:

The character of the existing building frontage would be unchanged with the exception of the proposed pitched porch roof, mirroring the material and pitch of the tiled front gable.

The proposed repetition of existing roof pitches, materials and details brings a natural balance and appearance to the proposed development.

Proposed materials would match existing - principally render and clay tile - in order to complement the original building.

(a) General Criteria: Extensions:

a) i. The proposed extensions would not be excessively prominent in relation to the adjacent properties or the street scene.

a) ii. Appropriate car parking spaces would remain, in accordance with Council's parking standards – 3 spaces within the curtilage.

a) iii. The proposed front porch extension and side lean-to extension – by virtue of their repeating of roof pitch and materials – would respect the character of the property/street with regard to roof form, positioning and style of windows, doors and materials.

a) iv. The proposed additions would not result in detrimental loss of light to the windows of neighbouring properties nor allow overlooking. (Refer to 1. Privacy: e) above).

(b) Single Storey Extensions:

The extension would be set back slightly from the front elevation, in order to add subservience to the addition and in order to preserve the form of the projecting gable-bay.

The extension would project to the rear as far as the existing outbuilding, which remains positioned substantially forward of the neighbouring building on that side (no. 21).

(c) Two Storey (and First Floor) Extensions:

Rear extension:

The proposed first floor rear extension would project no further rearward than the existing kitchen extension.

The proposed addition would sit well within 45-degree lines projected from shared boundaries.

No. 21 is positioned partially beyond (north-eastwards) the proposed first floor addition. Where flank walls would overlap, these are separated by a distance of approximately 8.4m.

No. 17 is in the process of being extended to the rear at first floor (reference planning permission 20-0984-FUL) bringing its rear elevation approximately 1.0m beyond the proposed addition, with a horizontal separation distance between the two of approximately 4.1m.

Consequently, the proposal would not adversely affect adjoining properties in terms of privacy, light or outlook. Furthermore, as the proposed addition is to the rear of the property it would not be excessively prominent in the street scene.

As a result, the rear extension is considered appropriate in size and volume given the particular characteristics of the property and neighbouring dwellings.

7. Roofs:

Proposed modifications to the roof would match in pitch, material and character.

a) Immediately local precedents exist (opposite the application site) for the proposed crown roof form, notably Nos. 20 and 24 Orchard Drive, planning application references 13/1946/FUL and 16/1414/RSP respectively. Extracts from Planning Officer Reports relating to these properties read as follows:

For No. 20 Orchard Drive, passage 7.1.4:

"Crown roofs are not generally encouraged as they can emphasise the overdevelopment of a property. Appendix 2 the DMP LDD supports this by stating 'Crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing. As such, they are generally discouraged and more traditional pitched roofs are generally favoured.' This policy emphasises how large scale crown roofs can detract from the character of the original building. However, in a recent appeal for a larger crown roof than that proposed (P.I. Ref: APP/P1940/D/13/2192054; LPA Ref: 12/2177/FUL) the Planning Inspector concluded that the proposed development would not harm the character or appearance of the house, or the street scene. Orchard Drive is varied and dwellings along the street have been extended to a varying degree and are of different architectural styles. Furthermore, the crown roof proposed would be no larger than the existing extant permission. Thus, the design of the scheme would not result in an overly prominent or contrived feature within the street scene."

For No. 24 Orchard Drive, passage 7.5:

"The proposed alterations would lead to a crown roof with a depth of 5m and width of 5m. Appendix 2 of the Development Management Policies LDD states that "Crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing. As such, they are generally discouraged and more traditional pitched roofs are generally favoured". However, Orchard Drive is varied and dwellings along the street have been extended to a varying degree and consist of various architectural styles. In addition to this a crown roof was approved at No. 20 Orchard Dive under application 13/0456/FUL. Therefore the design of the scheme would not be out of character or result in an overly contrived feature within the street scene to justify refusal of planning permission, and the current application does not result in any increase to the crown roof approved under the previous application (Reference: 15/1586/FUL)."

Photographs of these precedents are included below:



No. 20 is central above



No. 20 is to the right above



No. 24 is towards the right above



No. 24 is central above





No. 20 left, No. 24 right, seen from the application site first floor

By way of comparison, the application property has a more three-dimensional frontage. The two precedents above have no chimneys whereas the application property has. The application property also has a prominent off-centre projecting gable. These features would reduce the comparative uniformity of the proposed roof:



b) No increase in ridge heights is proposed.

Reasons and justifications for proposed design amendments (as compared with extant planning permission reference 21/2630/FUL):

The previously permitted roof extensions would result in a large new volume of roof space, but not one which could be incorporated into the existing modest-sized loft as usable space.

The proposed additional section of roof space to the rear could provide useful space, for family living, study/music or storage.

The previously permitted dormer to the rear would no longer be required.

The two proposed additional south-facing rooflights would not impact on neighbouring properties – they would face onto adjacent roof-slopes.

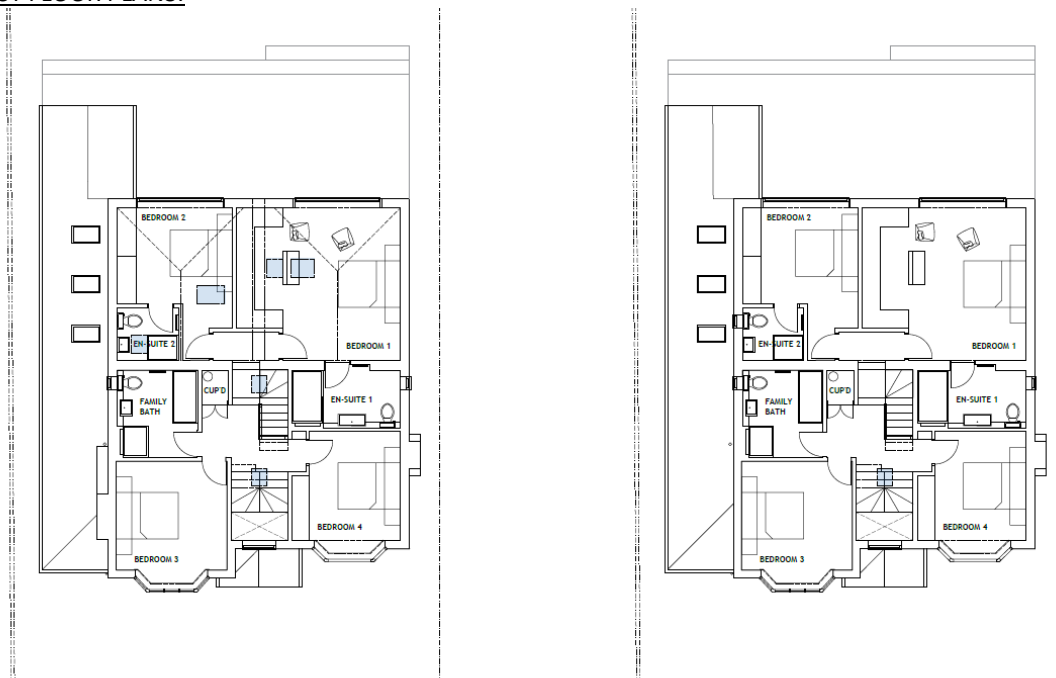
The two east-facing rooflights proposed might be preferable to the previously permitted dormer window, in terms of amenity, overlooking and bulk/appearance.

Consequently, neighbouring properties would remain unaffected in terms of amenity, privacy, overlooking, etc.

The proposed roofline is not greatly different to that already permitted, it is largely a matter of infilling the large valley to the rear; this would only be directly evident from a straight-on rear viewpoint.

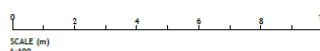
Proposals as previously permitted (21/2630/FUL) and as now sought are illustrated side by side below for reference (not to scale):

FIRST FLOOR PLANS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL

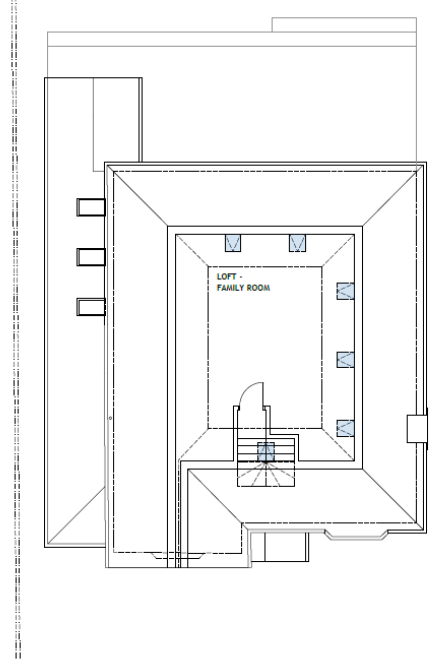
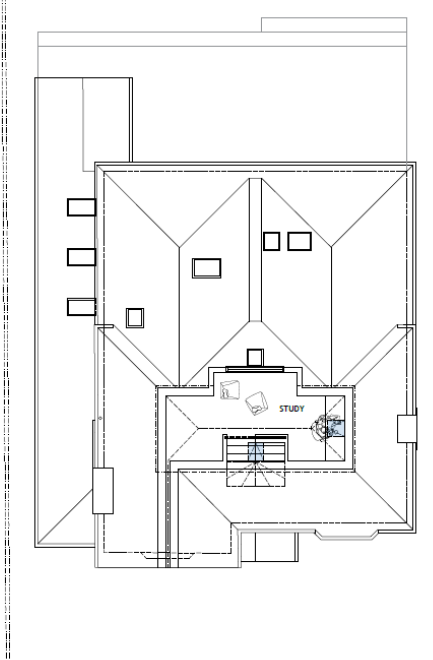
PROPOSED



Project: 19 GARDEN DRIVE, CHOLEYWOOD, WESTFORDSHIRE MK3 5QN	Date:	Client:
Drawing: FIRST FLOOR PLANS	Scale:	Job No: 21-0614-PAR
	Drawing No:	Rev:

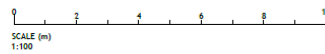
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LOFT PLANS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL

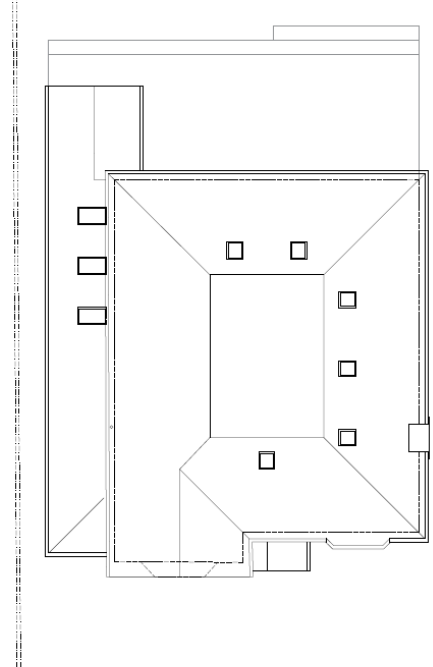
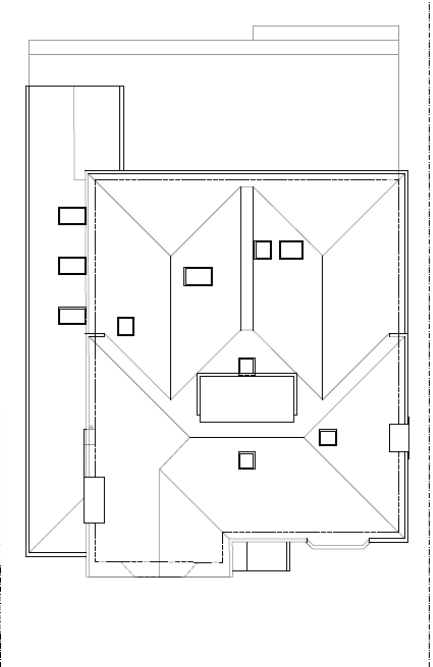
PROPOSED



Project: 19 RICHARD DRIVE, CHORLEYWOOD, WESTMORLANDSHIRE HD10 2JH	Date:	Client: PARRY	
Drawing: LOFT PLANS	Scale: 1:100 (A4)	Job No: 21-0014-PAR	
	Drawing No:	Rev:	

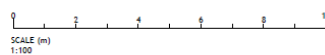
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ROOF PLANS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL

PROPOSED

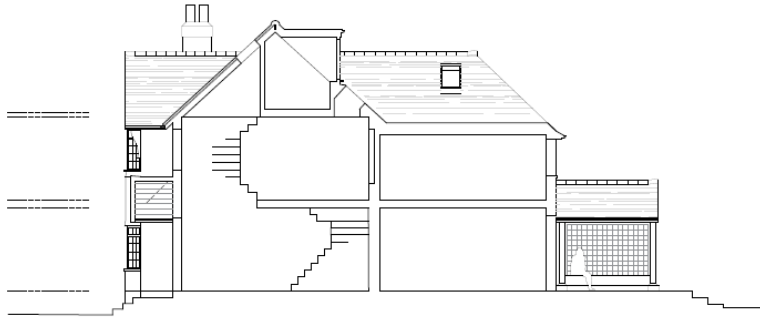


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Drawing: ROOF PLANS	Scale: 1:100 (A4)	Job No: 21-0014-PAR	
	Drawing No:	Rev:	

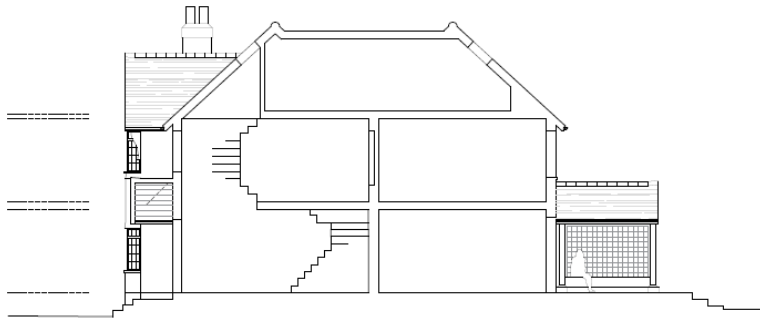
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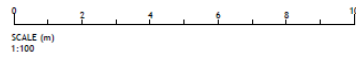
SECTIONS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL



PROPOSED



Project: 19 RICHARD DRIVE, CHORLEYWOOD, HEATON/OSWALDRENE WILDS SQN	Date:	Client: PARRY	
Drawing: CROSS-SECTIONS	Scale:	Job No: 21-0814-PAR	
	Drawing No:	Rev:	

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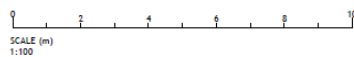
FRONT ELEVATIONS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL



PROPOSED



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Drawing: FRONT ELEVATIONS	Scale:	Job No: 21-0814-PAR	
	Drawing No:	Rev:	

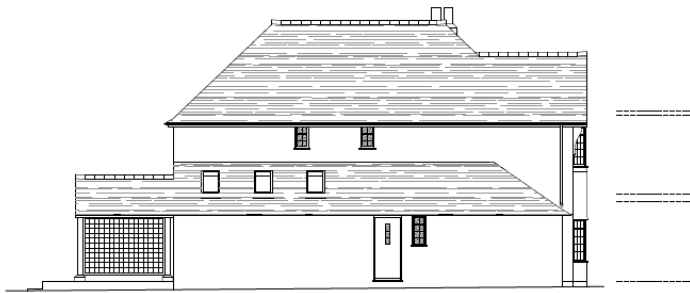
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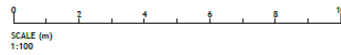
SIDE (NORTH-WEST) ELEVATIONS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL



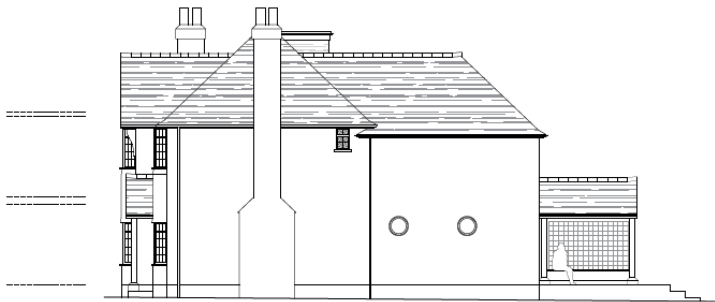
PROPOSED



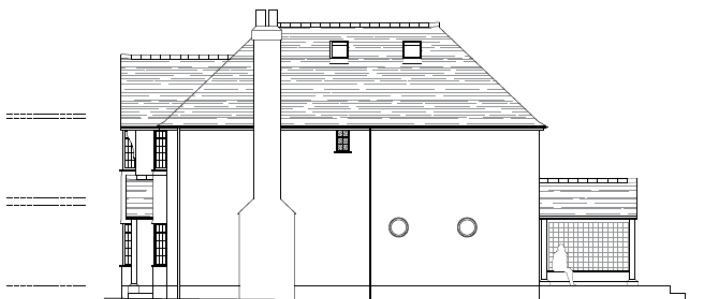
Project: 19 ORCHARD DRIVE, CHORLEYWOOD, WESTMIDLANDS B65 5SN	Date:	Client: PARRY	
Drawing: SIDE (NORTH WEST) ELEVATIONS	Scale: 21-0514-PAR	Job No: 21-0514-PAR	
	Drawing No:	Rev:	

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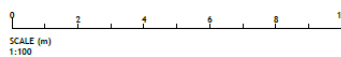
SIDE (SOUTH-EAST) ELEVATIONS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL



PROPOSED



Project: 19 ORCHARD DRIVE, CHORLEYWOOD, WESTMIDLANDS B65 5SN	Date:	Client: PARRY	
Drawing: SIDE (SOUTH EAST) ELEVATIONS	Scale: 21-0514-PAR	Job No: 21-0514-PAR	
	Drawing No:	Rev:	

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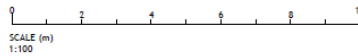
REAR ELEVATIONS:



AS PLANNING PERMISSION REFERENCE 21/2630/FUL



PROPOSED



Project: 19 ORCHARD DRIVE, CHORLEYWOOD, WESTMORLANDshire WILDS SQH	Date:	Client: PARRY	
Drawing: REAR ELEVATIONS	Scale:	Job No: 21-0614-PAR	
	Drawing No:	Rev:	

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5.0 ACCESS AND AMENITY

The property is likely to remain a private dwelling in perpetuity.

The proposal would not affect access to the property.

The proposal would benefit parking within the property by increasing available spaces from two spaces to three, thereby meeting Local Plan car parking standards for a 4+ bedroom house.

The proposal would greatly benefit the amenity of the property as used by the applicant and family.

The proposed additions would not require any modification or increase in amenity space associated with the dwelling.

6.0 TREES & LANDSCAPING

No trees would be affected by the proposals.

Some shrubs would be removed at the frontage in association with the parking alterations, but an area of lawn, shrubs and planting immediately adjacent to the property would remain.

The existing building and its landscaping provides stepped access between internal space and gardens.



The proposal incorporates a slightly enlarged terrace and steps to the rear. Consequently, the passage from interior to garden would be eased slightly and the use of inside/outside space made more flexible and regularly enjoyable.

(The separation distance between the terrace and the boundary with No. 17 (which is set at a lower level) would ensure that privacy was preserved on that side).

7.0 SUMMARY

- The proposal seeks to respect the character of the host dwelling and vicinity through its size, scale and design.
- The proposed additions would have a significant beneficial effect upon the usability of the property, meeting the needs of the applicants and their growing family.
- The proposal would have no detrimental impact upon the amenity of immediate neighbours.
- Consideration has been given to the proposals in terms of position, dimension and detailing of the additions.
- The proposed additions would not appear out of scale or excessive and would therefore preserve the appearance, character and wider context of Orchard Drive.
- *Permission has previously been granted (21/2630/FUL) for proposals which are exactly the same in content as this application with the exception of the proposed roof form above the extension to the rear of the property.*
- *No objections or negative comments were received resulting from the Consultations process in respect of the recently withdrawn Section 73 application, the content of which is the same as now being applied for.*

Accordingly, we trust that this application may be viewed favourably.

